



The Atrium, Plot 11 25-33 Fairhaven Road, Lytham St Annes, FY8 1FQ



£153,000

Residential Property Specification



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Specification

Kitchens:

Choose from a large selection of contemporary and traditional kitchens from the range supplied by Moores:

- o Brushed chrome down lights
- o Whirlpool stainless steel oven, hob & extractor

Bathrooms and En Suites:

- o Roca white sanitary ware throughout
- o Brushed chrome down lights come as standard
- o Chrome heated towel rail
- o A large selection of tiles are available to choose from*
- o Wall tiling to bathroom/en-suites

Heating:

- o Gas central heating
- o Baxi Combi heating system (or similar)

Internal Fixtures and Fittings:

- o ½ panel satin wood internal doors with brushed chrome door furniture
- o Brushed chrome switches and sockets are provided to the kitchen/dining area
- o TV sockets are standard to the lounge and master bedroom (further

St Annes 663sq ft

St Annes is a Victorian town sitting on the Fylde Coast officially founded on 31 March 1875 when the cornerstone of the St Anne's Hotel was laid. It retains much of its original character today, a traditional quiet Victorian/Edwardian seaside resort with up-market hotels, a sandy beach, donkeys, a small Pier and ice cream stalls.

Sand dunes fringe the beach and the town has an excellent, but little-known sand dune nature reserve and boasts beautiful floral displays.

St Annes and Lytham sit together on the Fylde coast as neighbours forming Lytham St Annes.

St Annes is situated on the northern side of the turning and overlooking the Irish Sea. St Annes centre has an excellent retail area, consisting of wide avenues lined by late Victorian, Edwardian and 1920s Villas set behind well-stocked floral bordered areas throughout the centre of the town, ensuring the area retains its prestigious feel that the wealthy Victorian mill owners created when the town was first built in the late 19th century.

Internationally, the area is famous for its' golf with Lytham St Annes Golf club being on the Open Championship rota. However, it is not the only quality course in the area with Open qualifiers often held at Fairhaven, St Annes and Lytham Green. This makes St Annes a great choice for the golf enthusiast who yearns for a variety of the UK's top championship golf courses right on their doorstep.

Location

The Atrium is excellently located in St Annes, easy walking distance to the main shopping area, beach, promenade, Pier, train station, Carnegie Library, hospital and several championship golf clubs.

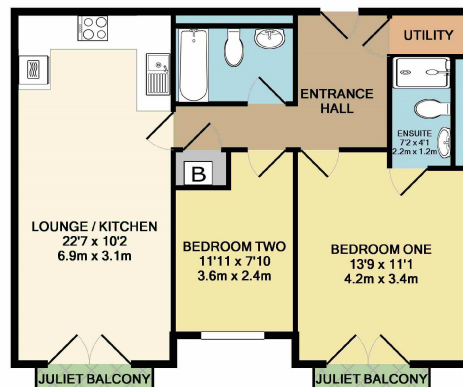
Transport

Road and train commuters are also well serviced. Road connections are excellent with the M55 within 5 minutes drive connecting to the comprehensive North- West motorway network and regular trains to Preston from St Annes station connects commuters onto the Glasgow to London service.

Additional Information

Tenure - Leasehold

Ground Rent - £250 per annum



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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